



Pendennis Avenue, South Elmsall Pontefract WF9 2PJ

Welcome to

Pendennis Avenue, South Elmsall Pontefract

Well presented THREE bedroom semi-detached home in South Elmsall. Beautiful far reaching views to the rear. Off street parking with GARAGE. Gorgeous rear garden ideal for ENTERTAINING!!! MUST BE VIEWED!!!



Hall

With a UPVC double glazed window to the front aspect, laminate flooring and a gas central heating radiator.

Lounge

16' 1" x 11' 9" (4.90m x 3.58m)

With UPVC double glazed French doors with side glass panels, feature fire surround with tiled hearth, laminate flooring, two gas central heating radiators and a UPVC double glazed window to the side aspect.

Dining Room

10' 5" x 7' 2" (3.17m x 2.18m)

With a gas central heating radiator and laminate flooring.

Kitchen

9' 10" x 8' 4" (3.00m x 2.54m)

A fitted kitchen consisting of wall, base and draw units with laminate work surfaces over, double electric oven, gas hob, tiled splash back, sink and drainer, integrated dishwasher, washing machine, fridge freezer, tiled flooring, side entrance door and a UPVC double glazed window to the front aspect.

Landing

Loft with a pull down ladder.

Bedroom One

16' 2" x 10' 2" (4.93m x 3.10m)

With a UPVC double glazed window to the front aspect, built in mirrored wardrobes, two storage cupboards and a gas central heating radiator.

Bedroom Two

8' 9" x 11' 3" (2.67m x 3.43m)

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bedroom Three

6' 9" x 7' 6" (2.06m x 2.29m)

With a UPVC double glazed window to the front aspect, shelved storage cupboard and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower, fully tiled, spot lights to the ceiling, wall hung radiator and a UPVC double glazed window to the side aspect.

Front Garden

A large driveway and detached garage.

Rear Garden

With a very well maintained, neatly laid lawned garden, steppingstones down the garden, green house, garden shed and a timber fence surround.



view this property online williamhbrown.co.uk/Property/PON118424



Welcome to

**Pendennis Avenue, South Elmsall
Pontefract**

- Beautiful Property- Must be viewed
- Three Bedroom Semi-Detached Home
- Well Presented Throughout
- Front And Rear Garden
- Large Driveway & Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£220,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON118424



Property Ref:
PON118424 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk